PETITION FOR SPECIAL EXCEPTION 85-168-X5PH PETITION FOR SPECIAL HEARING 85-168-XEPH TO THE ZONING COMMESIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approximately. TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: determine whether Section 500.12 is applicable. Property is to be posted and advertised as prescribed by Zoning Regulations in a R-O Zone as a use permitted by Special Exception I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. Property is to be posted and advertised as prescribed by Zoning Regulations I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the p operty which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Contract Purchaser: Benjamin H. Blur One Eleven Partnership Legal Owner(s): Type or Print Name) (Type or Print Name) Benjamin H. Blum (Type or Prin(Name) a Maryland General Partnership General Partnership 13 Keyser Wood Court Michael A. Balenson, (Type or Print Name) General Partner 13 Keyser Wood Court ___Baltimore, Maryland 21208 Baltimore, Maryland 21208 City and State City and State Attorney for Petitioner: Attorney for Petitioner Priscilla C. Caskey c/o Cranbrook Medical Center (Type or Print Name) Address 10402 Ridgeland Road Phone No Priscilla C. Caskey Cockeysville, Md. 21030 Address 10402 Ridgeland Road Pusulla C. Carkey Cockeysville, Mt. 21030 ___25_S__Charles_Street_Suite_2000 Name, address and phone number of legal owner, con-City and State tract purchaser or representative to be contacted 25 S. Charles St., Suite 2000 Baltimore, Maryland 21201 S. Leonard Rottman, Esq. Baltimore, Maryland 21201 Attorney's Telephone No.: 752-0987 36 S. Charles St. Suite 1808 Address Balto, Md. 21201 Phone No. Attorney's Telephone No.: 752-0987 Address Baltimore, Md. 21201 ORDERED By The Zoning Commissioner of Baltimore County, this _____13th of _____November____, 19_84_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of December , 19 84 , at 11:30 o'clock ---А.м. Z.C.O.-No. 1 Z.C.O.-No. 1 December 10, 1984 COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Marviand 21204 Priscilla C. Caskey, Esquire 25 South Charles Street Suite 2000 Baltimore, Maryland 21201 Bureau of Dear Ms. Caskey: The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a hearing on Department of BALTIMORE COUNTY OFFICE OF PLANNING & ZONING State Roads Commission County Office Building 111 W. Chesapeake Avenue Bureau of Towson, Maryland 21204 Health Department Project Planning regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Your petition has been received and accepted for filing this Building Department day of November . 1984. Board of Education Zoning Administration Industrial

One Eleven Partnership Received by Mulla Commodari

Chairman, Zoning Plans

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Advisory Committee

Petitioner's Priscilla Caskey, Esq.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached herein and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for construction of fifteen (15) two (2) story office buildings providing approximately 17,280 square feet of professional office space and 61 parking spaces all in Williamsburg Colonial style townhouses all I, or we, agree to pay expenses of phove Special Exception advertising, posting, etc., upon filing of this petition, and further agree to provide the special exception advertising, posting, etc., upon filing of this petition, and further agree to provide the special exception advertising, posting, etc., upon filing of this petition, and further agree to pay expenses of phove Special Exception advertising, posting, etc., upon filing of this petition, and further agree to pay expenses of phove Special Exception advertising, posting, etc., upon filing of this petition, and further agree to pay expenses of phove Special Exception advertising, posting, etc., upon filing of this petition, and further agree to pay expenses of phove Special Exception advertising, posting, etc., upon filing of this petition, and further agree to pay expenses of phove Special Exception advertising, posting, etc., upon filing of this petition, and further agree to pay expenses of phove Special Exception advertising, posting the properties of the prop I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. One Eleven Partnership, a Maryland By: Michael A. Balenson, General Partner c/o Cranbrook Medical Center Name, address and phone number of legal owner, contract purchaser or representative to be contacted S. Leonard Rottman, Esq. 36 S. Charles St., Suite 1808 547-1500 ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of ___November____, 19_84_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of __December ____, 19.84 , at 11:30 o'clock BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE RE: Item No. 69 - Case No. 85-168-XSPH One Eleven Partnership
Special Exception & Special Hearing

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN **EVALUATION** COMMENTS

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Arnold Jablon TO Zoning Commissioner December 10, 1984 Norman E. Gerber, Director

SUBJECT Zoning Petition No. 85-168-XSpk

FROM Office of Planning and Zoning

The plan was approved by the County Review Group on August 9, 1984.

honman E. Gerber Per Houwell
Norman E. Gerber

NEG: JGH: bjs

TICE BUILDING - 111 WARREN RD. August 17, 1983

C. R. G. MEETING AGENDA

1. Convene Meeting

2. Introductory statement concerning aims and goals of development regulations

3. Introduction of County representatives 4. Presentation of Plan by developer's representative

5. Comments of County agencies

6. Citizens' comments

7. Adjourn Meeting

110 Warren Road Cockeypirle, 74. 35 Sprin Files 15.3 Contespulle No. 21093 39 sering blen cr

COUNTY REVIEW GROUP MEETING Wednesday, August 17, 1983

OFFICE BUILDING - 111 WARREN ROAD

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman - Dept. of Public Works - Office of Planning & Zoning Susan Carrell - Office of Planning Diana Itter - Office of Zoning Bob Covahey - Developers Engineering Div.

Greg Jones Hoyt Bonner Glenn Bittner George Wittman Anthony M. Mileto Dave Billingsley

- Traffic Engineering - Health Department - Health Department - State Highway Administration - PDA, Inc., Architect - Hudkins Associates, Inc.

*Attachment - List of interested citizens

The meeting was called to order by Mr. Benson, Chairman of the CRG, at 10:30 a.m.. The members of the committee were introduced along with the developer's representatives, and the purpose of the County Review Group was explained.

Mr. Dave Billingsley, developer's engineer, presented the plan. They propose to develop this site into an office building. The existing dwelling within this site to be razed. This property is below Warren Road in elevation and would appear to be a one-story building. Sheffield Lane along the west property line of this subdivision is owned by Aspen Mill. The only use of this right-of-way is to provide access to the existing houses. Future use of this right-of-way is unknown. Storm water management exemption has been granted for this tract. Access to this site is from Warren Road.

Diana Itter presented written comments from the Office of Zoning. This tract of land was rezoned through the mapping process. Some revisions are to be made as stated at the meeting for the data on this plan. A petition for a special exception for Class B office building must be filed with Zoning. CRG approval is recommended subject to the outcome of this special exception hearing since this plan generally meets the R.O zone

Susan Carrell presented written comments from the Office of Planning. Sheffield Lane should be identified as Parcel B as identified on the Aspen Mill Plat. Development of a property in an R.O zone should be designed to achieve compatibility with surrounding

W. Duvall & Associates, Inc.

416 East Joppa Road

Towson, Md. 21204

accordingly.

In view of your client's proposal to construct an office building on the site, this hearing is required. If you are not aware, this property was the subject of a previous zoning hearing (Case No. 84-124-X) in which a similar request for an office building was denied. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled

> Very truly yours, Techolae B. Commodere, byc NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

cc: S. Leonard Rottman, Esquire 36 S. Charles Street, Suite 1808 Baltimore, Md. 21201

cochassille, mo 21020

be indicated on the plan such as elevation drawings for all four sides of the building,

Commissioner may not accept for filing..." The substitution of the word "shall" with the phrase "may not" is unambiguous and a clear change in tone and concept. See State v. Fabritz, 276 Md. 416 (1975).

When interpreting the zoning regulations, the restrictive language contained must be strictly construed so as to allow the landowner the least restrictive use of his property. Lake Adventure, Inc. v. Zoning Hearing Bd. of Dingham Township, 440 A.2d 1284 (Pa. Cmwlth., 1982). When the language of a zoning regulation is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. Mongony v. Bevilacqua, 432 A.2d 661 (R.I., 1981).

It is true that an ordinance must be interpreted literally when its language is clear and certain. Mongony, supra. It is also true that restrictive language contained in an ordinance must be strictly construed so as to allow a landowner the least restrictive use of his property. Lake Adventure, Inc., supra. The regulations passed by the Council must be construed according to the ordinary and natural import of their language since it is the language of the statutes which constitutes the primary source of legislative intent. Grosvenor v. Supervisor of Assessment, 271 Md. 232 (1974). When statutes are construed, however, results that are unreasonable, illogical, or inconsistent with common sense should be avoided whenever possible and consistent with the statutory language, with the real legislative intention prevailing over the intention indicated by the literal meaning. B. F. Saul Co. v. West End Park, 250 Md. 707

State v. County Commissioners of Baltimore Co, 29 Md. 516 (1868), the

Where the duty prescribed is of a public nature, and intended for the public benefit, and is directed to be performed within a specified time, Courts have adopted as a general rule in the construction of Statutes, that they are, in respect to the time, to be regarded as directory merely,

- 3 -

unless, from the nature of the act to be performed, or the language employed in the Statute, it plainly appears that the designation of time was intended as a limitation of pow-

See 2 Sutherland, Statutory Construction, Section 2804, n. 2; 3 id, Section 5816, n. 2.

In State v. McNay, 60 A.2d 273 (1905). the Court further stated:

Whether a particular provision a statute is to be held mandatory or directory does not necessarily depend merely or exclusively upon the language in which it is declared, but in large measure upon the character and purpose of the provision, and the legislative intent, to be deduced from a proper consideration of the means provided for its certain operation, and of the consequences which would follow from one or the other construction. Positive commands and positive prohibitions have alike been held directory.

An analysis of the "character and purpose" of the 18-month provision leads to the conclusion that the restrictive language in Section 500.12 is directory rather than mandatory. The change from "shall" to "may not" must be interpreted literally. See Prince George's County v. McBride, 302 A.2d 620 (1973). The Zoning Commissioner has discretion, but before any discretion can be exercised, the admonitions referred to by the Court in Tyrie, which are still no less valid, must be analyzed, and if the proposed petition falls short, the petition should in fact not be accepted. This must be done only after public hearing, pursuant to Section 500.7, BCZR. The instant petition is not just an exercise in repetition; the change in the proposal is dramatically different.

The agreement between the Petitioner and the association to support the concept proposed here certainly satisfies the intent of Section 500.12 that be adequate time for a change to occur to provide the public with the oppostunity to review and accept it. Further, the agreement negates any possibilon parassment.

- 4 -

Therefore, for the reasons described above, the Petition for Special Hearing stall be accepted.

The Petitioner additionally seeks relief from Section 203.3.B.2 pursuant to Section 502.1, BCZR.

It is clear that the BCZR permit the use requested by the Petitioner in an R-O Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity of the proposed use. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning Assification, nor in any other way inconsistent with the spirit and intent of

Pursuant to the advertisement, posting of property, and public hearing Riheld land it appearing that by reason of the requirements of Section 502.1

- 5 -



1 December 1984

Mr. Benjamin H. Blum 6 Barthel Court Lutherville, Maryland 21093

Dear Mr. Blum:

On behalf of the Board of Directors of the HuntMeadow Community Association, I am pleased to outline the following points of agreement for your planned development, Williamsburg Square East, located at 111 Warren Road. It is my understanding that:

- 1. a cedar fence with alternating planks, eight fert high, will be erected across the entire back length of your
- 2. white pine trees, four to five feet tall, will be planted every eight feet along the eastern boundary of the site
- 3. there will be no permanent dumpster on site
- 4. that the proposed hours of operation are 8:00AM to 5:00PM
- 5. the proposed outside lighting will be of a low profile. non-intrusive design suitable to your project's location in a residential area.

The Directors appreciate your sensitivity to the concerns and desires of the members of our Association; we look forward to working with you in the future to maintain open lines of effective

Sincerely,

Marin M. Stoddard Karen M. Stoddard, Ph.D. Vice-President

COCKEYSVILLE, MARYLAND 21030

having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of January, 1985, that the Petition for Special Exception for Class B office buildings in an R-O Zone be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

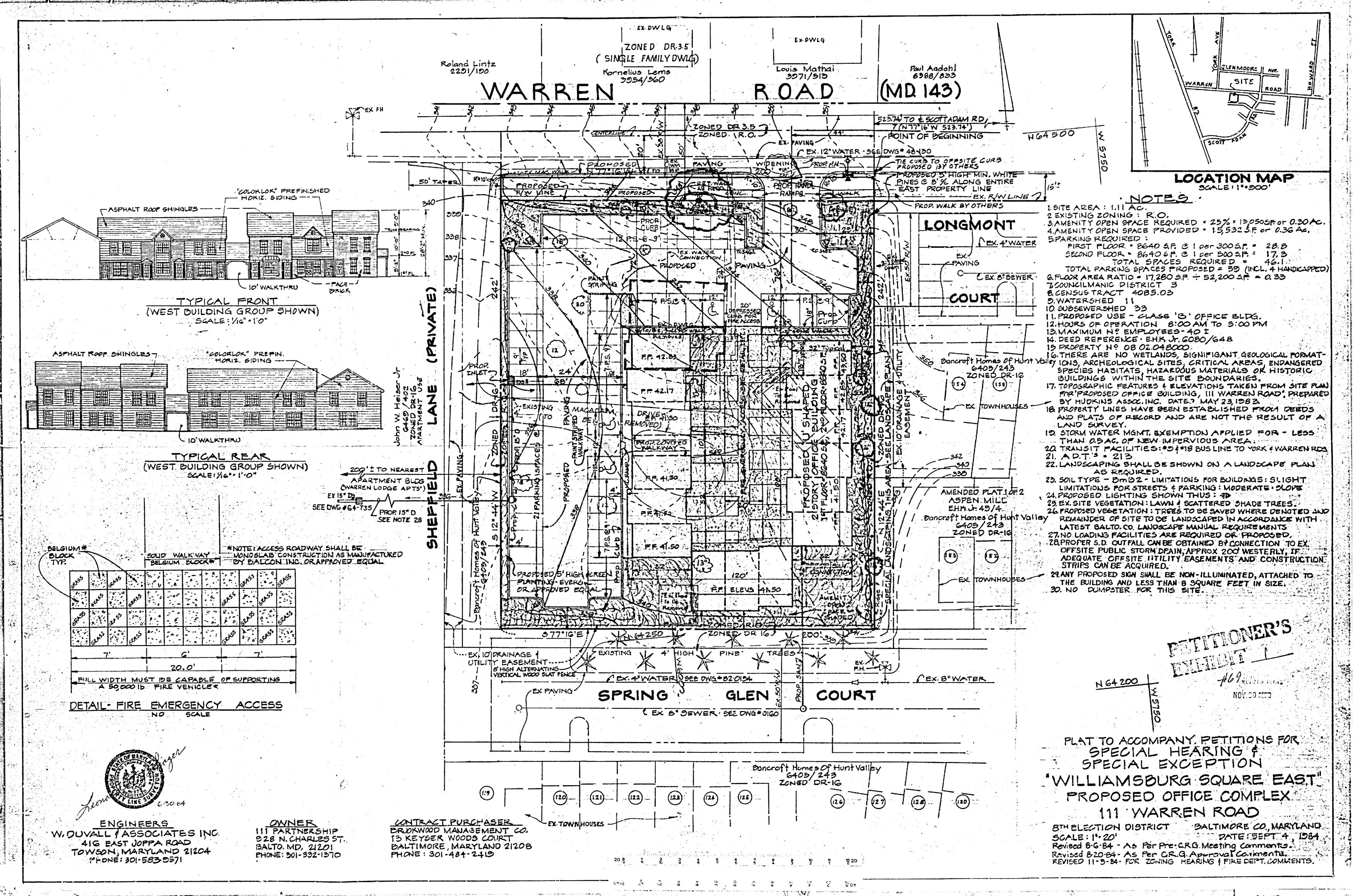
> 1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition. The conditions as delineated in Petitioner's Exhibit are hereby adopted in their entirety and made a part of

this Order. Said conditions must be included in the site plan submitted to the Zoning Office for the build-

cc: Joseph Norris Byrnes, Esquire People's Counsel

ings permitted.

Market Colonia Colonia



Pursuant to the advertise nent, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts: Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations OFFICE BUILDING - 111 WARRS ROAD August 17, 1933 August 17, 1983 Written comments from the following agencies were given to the developer and preliminary landscape plan which would include landscaping along Warren Road, Spring developer's engineer: Office of Planning, Office of Zoning, State Highway Administration, Glen Court, and along the east side of the parking lot adjacent to the townhouses. The Developers Engineering Division, Health Department, Department of Permits & Licenses, soils in this area have limitations, and mitigative measures must be addressed during the Traffic Engineering. processing of this subdivision. The signature block for the Planning Board to be removed The Department of Public Works and the Office of Planning approved and signed from the plan. the plan. Greg Jones presented written comments from Traffic Engineering. Entrance to be The meeting was adjourned at 11:45 a.m. 6-28 relocated 6' further to the east and to be widered to a minimum of 30'. George Wittman presented written comments from the State Highway Administration. Curb and gutter should be located 20' from the center line of the existing road. The radii to the entrance should be reduced to 10°. Improvements along the frontage of this site shall be in accordance with State Highway Administration standards and specifications as outlined in comments dated August 13, 1983. Bob Covahey presented written comments from the Developers Engineering Division. Public water and sewer exists in Warren Road and can be made available by connections. A storm drain study is required for this site. Developer shall be responsible for all storm drain costs in addition to the acquisition of an off-site right-of-way for the storm drain outfall. Developer's engineer to show the location of existing fire hydrant. If additional fire hydrant is required, this shall be the developer's full cost. Developer's engineer to contact the Fire Prevention Bureau with reference to proposed fire hydrants. Storm water management is exempt, but sediment control measures apply to this site. Written comments were submitted from the Department of Permits & Licenses stating that this plan must comply with the Baltimore County Building Code and permits for razing of structures for construction of new structures must be obtained through Baltimore County -prior to any construction. Hoyt Bonner presented written comments from the Health Department. The plan can be approved as submitted, but approval is subject to conditions outlined in the memorandum of August 17, 1983 from Janice Outen to Brook Stafford. CITIZENS' COMMENTS Diane Paulson and Mark Adelman expressed their concern about the use of this property; they purchased a townhouse thinking that a home would remain within this site and that no commercial building would be constructed at this location. The CRG advised them that the land was zoned several years ago and that this use is permitted. Screening and/or landscaping would be required along this site. Developer's engineer was requested to make the following changes on this plan: 1) Relocation of the entrance and west of the entrance; 2) Revision to the improvements on Warren Road; 3) Additional landscaping and placing of some trees within the parking area. ****** (BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY, MARYLAND SUBJECT: COUNTY REVIEW GROUP COMMENTS SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: August 7, 1984 FROM: OFFICE OF PLANNING AND ZONING FROM: OFFICE OF PLANNING AND ZONING DATE: August 16, 1983 INTER-OFFICE CORRESPONDENCE BALTIMORE COULTY, MARYLAND PROJECT NAME: Williamsburg Square East Gene Bober, Chief XXXXXXXXXXXXXXXXXXXXXXX PROJECT NAME: ONE HUNDRED ELEVEN WARREN ROAD TO Current Planning & Development Div. Date 9 AJGUS784 SUBJECT: COUNTY REVIEW GROUP CONVENTS PLAN COUNCIL & ELECTION DISTRICT VIII-366 DATE: 8/9/84 PLAN EXTENSION COUNCIL & ELECTION DISTRICT VIII-366 PLAN EXTENSION FROM: ZONTING FROM Comprehensive Planning Division REVISED PLAN REVISED PLAN SURJECT CRG Comments on WILLIAMSBURG SQUARE EAST LOCATION: E of York Road GENERAL COMMENTS: The Office of Planning and Zoning has reviewed the subject plan and has the 8th Election District The Office of Planning and Zoning has reviewed the subject plan dated June 30, 1984, following comments: and has the following comments: According to the Baltimore County Soil Survey, Baltimore Silt Loam (BmB2) The parking spaces must be 9' in width. It is recommended that the parking has moderate limitations for development of streets and parking lots die to slope. space located in front of the covered walkway be eliminated. In order to Adequate measures which would mitigate the effect of this limitation will be required prior to issuance of a building permit. It is the intended purpose to • The property in question was the subject of a special exception hearing for a Class B Office Building (Case No. 84-124-X) which was denied by the Deputy Zoning Commissioner. The ownership of the property has apparently changed as well as the overall concept and layout of the office building. A special hearing and special exception must be filed with the Zoning Office for the provide clear access to the walkway, the paving should be striped or textured. identify soil limitations on the plan and mitigative measures must be addressed An additional handicapped parking space is required which should be located adjacent to the walkway. in subsequent processing phases. The plan proposes three trees to be saved along the eastern property line of Section 22-104 requires that development of property in an R.O. zone shall be designed to achieve compatibility with surrounding uses and safety, convenience the site. The plan also shows grading in this area within the drip line of No historical sites or archaeological sites known, as stated in Note 16.--J. McGrain and amenity for the neighbors. In order for this office to make this the trees. The protection of the trees must be further detailed on the final landscape plan. It is recommended that special landscape treatment be provided determination, the plan must contain additional information: elevation between the rear of the office building and the side yards of the adjacent drawings for all four sides of the proposed building; and a preliminary 1. A determination that Section 500.12 does not apply to this site (the eighteen month rule prohibiting filing for 18 months from the date of a denial of a special exception). landscape plan which would include attractive treatment along the Warren Road frontage. Since the existing townhouses on the south side of Spring Glen Court face the proposed parking lot, the landscape plan should address the The developer is advised to consult the Maryland Forest Service for assistance in evaluation and protection techniques for the trees to be saved. screening treatment at this location. Additional landscaping should also be provided along the east side of the parking area which is adjacent to the side 2. A special exception for a Class B Office Building. The schematic landscape plan is generally satisfactory. The 4' wide planting yards of the townhouses. strip along Sheffield Lane constitutes a modification to the 8' standard in the The following revisions are recommended on the CRG plan prior LOS COMMENTS: Landscape Manual. The modification has been reviewed and approved by this office. Sheffield Lane should be further identified as being Parcel B on the to plan approval. Amended Plat of Aspen Mill E.H.K, Jr. 49 folio 4. The proposed free standing sign is not permitted and must be removed from the plan. The parking spaces must be revised to 9' X 18'.
8.5' X 18' is not acceptable unless 300 square feet of maneuvering room is provided for each The Planning Board signature block should be removed from the Plan. space. This will result in either a decrease in the number of spaces or much wider aisles. Livon Cancel The second floor is limited to non-medical offices only, if medical offices are planned on the second floor, 1 parking space per 300 square feet is required. Susan Carrell TRANSPORTATION COMMENTS: Clarify the gross area the difference between the previous plan - 1.22 acres gross area and the present plan - 1.20 acres gross area. Lucan Cansil_ Susan Carrell

County Review Group Comments Williamsburg Square East August 8, 1984 Page 2 The sign permitted in R.O. may not be free-standing but must be on the building wall, non-illuminated and 8 square feet maximum area. A note should be on the plan to this effect. Elevation drawings which show each side of the building must accompany the CRG Diane citter

DI:bsc

Zoning Associate III

BALTIMORE COUNTY, MARYLAND SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: August 17, 1983 FROM: ZONING PROJECT NAME: Office Building LOCATION: S/S Warren Rd W of Scott Adam R' DEVELOPMENT PLAN: 8th Election District

This site was the subject of a previous zoning hearing, Case No. 79-112-X, a special exception for an Office Building in a D.R. 16 zone, on November 15, 1978. This proposal was to utilize the existing dwelling for office use.

A petition for special exception for a Class B Office Building was filed on August 16, 1983. CRG approval is recommended subject to the outcome of the special exception hearing since the plan generally meets the R.O. requirements. The following minor revisions however should be made to the

- 1. Show how you arrived at gross acreage
- Show how you arrived at minimum amenity open space required
- 3. Label locations of amenity open space
- 4. Elevation drawings should be submitted for review
- The lowest and highest elevation should be shown in the height detail

Diana elle DIANA ITTER Zoning Associate III

7/82bsc

Maryland Department of Transportation

William K. Heilmann Hai Kassoff

July 27, 1984

Mr. G. Benson Bureau of Public Services County Office Building Towson, Maryland 21204

Re: CRG Meeting of 8-9-84 "Williamsburg Square East" S/S Warren Rd., Route 143 East of Warren Road

Dear Mr. Benson:

On review of the submittal of 6-30-84 for the Williamsburg Square proposed office complex, the State Highway Administration offers the following comments.

A previous review for a CRG Meeting at 111 Warren Road for a proposed office building was conducted on 8-17-83.

At that meeting the State Highway Administration provided written comments that the proposed entrance for this site must be centered on an alignment, 44' + west of the east property line.

This location is the only location for a entrance that meets existing criteria for stopping sight distance along the Warren Road frontage.

The State Highway Administration will require the plan to be revised to show all access to Warren Road to be centered 44' west of the east property line.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech

383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. G. Benson

July 27, 1984.

It is requested that all Baltimore County permits and approvals be held until the plan is revised, S.H.A. access permit is applied for and a performance bond in the amount of \$12,000.00 is posted to guarantee construction.

Attached for your use and review are copies of our CRG comments of the 8-17-83 meeting and red lined sketch.

> Very truly yours, Chal B Charles Lee, Chief Bureau of Engineering Access Permits

CL:GW:maw

By: George Wittman

Attachment

cc: Mr. J. Ogle

110/100 NTT'C W BES PI - EX PAVING -LONGMON EX.DWLG TO BE REMOYED EX SOIL TYPE (KmBZ)

August 3, 1983

Mr. Robert A. Morton, Chief Bureau of Public Services County Office Building Towson, Maryland 21204

Re: CRG Meeting of 8-17-83
Proposed "Office Building"
S/S Warren Rd., Route 143
West of Scott Adam Rd.

Dear Mr. Morton:

On review of the site plan of 5-23-83 and field inspection, the State Highway Administration will require the plan to be

- The revised plan must show the following:
- 1. Establish a 30' radius return entrance with 10' radii centered on an alignment 44' west of the east property
- 2. Show the face of the proposed State Highway Administration curb and gutter parallel to Warren Road as 20' from center-
- 3. Show a 10' radius at the west property line and Sheffield
- 4. Establish a 50' transition to the east and west of the site with the proposed bituminous paving.
- 5. The existing utility poles must be relocated in back of the proposed S.H.A. concrete curb and gutter.

August 3, 1983

It is requested that all applications and approvals be withheld until the plan is revised, access permit applied for and a performance bond in the amount of \$12,000.00 is posted to guarantee construction.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

By: Gaorge Wittman

CL: GW: maw

Attachment

cc: Mr. J. Ogle

DEPARTMENT OF PUBLIC WORKS 10WSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

October 20, 1983

111 Partnership C/o Professional Design Associates, Inc. 928 N. Charles Street Baltimore, Maryland 21201

> Re: Office Building 111 Warren Road District 8C4

Very truly yours,

Gentlemen:

Enclosed herewith are comments dated September 15, 1983 from the Fire Prevention Bureau relative to the captioned project.

The development proposal may be processed accordingly.

Robert A. Morton, P.E., Chief Bureau of Public Services

RAM:CEB:pmg

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cc: Hudkins and Associates, Inc. 200 E. Joppa Road Shell Building Room 101 Towson, Maryland 21204 Edward A. McDonough Eguene Bober

and the state of t

Project #84171 Williamsburg Square East Page 4 August 7, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baitimore County Sediment Control Manual under "Critical

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983.

to the acquisition of the offsite rights-of-way for the storm drain outfall. Building permits will not be issued until the offsite right-of-way is acquired.

WATER AND SANITARY SEWER COMMENTS:

This property is subject to a Water and/or Jewer System Connection Charge based on the size of water meter utilized in accordance with current County Policy.

The total Water and/or Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permits. This Charge is in addition

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

ment are considered private and shall be the Developer's full responsibility for construction and maintenance.

High water pressures exist in this area and a pressure reducing valve shall be required.

Department of Permits and Licenses. Please note that all water services 4-inch and larger must now be installed by a private contractor through the Department of Public Works Private Contract System. The water connection must be installed prior

BALTIMORE COUNTY, MARYLAND

SUBDIVISION REVIEW COMMENTS DATE: August 7, 1984 Edward A. McDonough, P.E., Chief Developers Engineering Division

PROJECT NAME: Williamsburg Square East PROJECT NUMBER: S/S of Warre. pad, LOCATION: E. of York Ave..ue

The Plan for the subject site, dated June 30, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The Developer is responsible for the full cost of all highway and storm drain construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Project #84171 Williamsburg Square East Page 2

August 7, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NUMBER: #83086

Edward A. McDonough, P.E., Chief Developers Engineering Division

PROJECT NAME: Office Building - 111 Warren Road

S/S Warren Road, W. of Scott

Adam Road

GENERAL COMMENTS: (Cont'd)

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

The Plan is satisfactory pending conformance with the following comments.

The entrance location on Warren Road is subject to approval by the Department of Traffic Engineering and the State Highway Administration.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The status of the private 30-foot right-of-way along the western boundary of this site is unknown to this office. It shall be the responsibility of the Developer to ascertain and clarify rights within this 30-foot strip.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

The Developer shall be responsible for the cost of relocation of any utilities or poles as required by road improvements.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

Ramps shall be provided for physically handicapped persons at all street

BALTIMORE COUNTY, MARYLAND

DATE: August 16, 1983

Project #84171 Williamsburg Square East Page 3 August 7, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County of said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The existing outfall in this area is not adequate to receive the direct concentrated discharge of runoff from this site. A public storm drain system to connect to the existing system in Warren Lodge Apartments appears to be the best method of providing a suitable outfall.

Offsite rights-of-way are required for the outfall storm drain. The Developer shall be responsible for the submission of right-of-way plats. The County will attempt to acquire the right-of-way at the Developer's cost.

Temporary construction easements of adequate width are necessary adjacent to all offsite rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plats and construction drawings.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200", including all facilities and drainage areas involved, shall be shown on the required construction

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Area Stabilization (With Semi-Permanent Seedings) ".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

The storm water management exemption applied for on this project is subject

to the normal front foot assessment and permit charges.

Water mains outside of public rights-of-way serving a proposed site improve-

Permission to obtain a metered water connection may be obtained from the to the highway improvements in Warren Road.

Project #84171 Williamsburg Square East Page 5 August 7, 1984

EAM:REC:ss

cc: File

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

It is the opinion of the Bureau of Land Acquisition that the area between this site and Spring Glen Court is part of the local open space of Aspen Mill as recorded on the Amended Plat 1 of 2, E.H.K., Jr. 49, Folio 4. Additionally, it has been determined that Baltimore County could not support the position that this area was intended to be a 10-foot drainage and utility easement. Therefore, if the sanitary sewer house connection is desired from Spring Glen Court in the area shown, offsite rights-of-way must be acquired privately.

Since this property does have other access to the public sanitary sewer in both Spring Glen Court and Warren Road, public sewer can be made available even if a private offsite easement cannot be acquired.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses. The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

> EDWARD A. MCDONOUGH, P.E., Chief Developers Engineering Division

The Plan for the subject site, dated May 23, 1983, has been reviewed by the Developers Engineering Division and we comment as follows: GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

Project #83086 Office Building - 111 Warren Road August 16, 1983

HIGHWAY COMMENTS:

The entrance location on Warren Road is subject to approval by the Department of Traffic Engineering and the State Highway Administration.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet c.f the property line.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The status of the private 30-foot right-of-way along the western boundary of this site is unknown to this office. It shall be the responsibility of the Developer to ascertain and clarify rights within this 30-foot strip.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County of said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Further study is required to determine if a public drainage system is required to provide a suitable outfall for this site. If any offsite rights-of-way are required for storm drains, they must be acquired prior to the issuance of a building

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200", including all facilities and drainage areas involved, shall be shown on the required construction plans.

Project #83086 Project #83086 DEPARTMENT OF TRAFFIC ENGINEERING Office Building " 111 Warren Road Cffice Building - 111 Warren Road BALTIMORE COUNTY, MARYLAND Page 4 Page 3 August 16, 1983 : Mr. Robert A. Morton August 16, 1983 DATE: August 7, 1984 COUNTY REVIEW GROUP COMMENTS ON PROPOSED SUBDIVISION PLANS STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd) WATER AND SANITARY SEVER COMMENTS: (Cont'd) : C. Richard Moore BALTIMORE COUNTY DEPARTMENT OF HEALTH The Developer will be given credit for one System Connection Charge for each The Developer must provide necessary drainage facilities (temporary or permanent) SUBJECT: C.R.G. COMMENTS existing house which is now connected into the public services. to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, High water pressures exist in this area and a pressure reducing valve shall Subdivision Name, Section and/or Plat due to improper grading or improper installation of drainage facilities, would be PROJECT NAME: Williamsburg Square (East) W Durall + Assoc the full responsibility of the Devyloper. C.R.G. PLAN: Permission to obtain a metered water connection may be obtained from the Development of this property through stripping, grading and stabilization could PROJECT NUMBER & DISTRICT: 8C3 DEVELOPMENT PLAN: Department of Permits and Licenses. Please note that all water services 4-inch and result in a sediment pollution problem, damaging private and public holdings downlarger must now be installed by a private contractor through the Department of Public stream of the property. A grading permit is, therefore, necessary for all grading, LOCATION: __ Warren Road E. of York Road Works Private Contract System. The water of mnection must be installed prior to the including the stripping of top soil. highway improvements in Warren Road. Drainage studies and storm water management drawings will be necessar, to be COMMENTS ARE AS FOLLOWS: It is the opinion of the Bureau of Land Acquisition that the area between this reviewed and approved prior to the recording of any record plat or the issuance of Soil percolation tests are required; a minimum of two test are required within site and Spring Glen Court is part of the local open space of Aspen Mill as recorded any grading or building permits. a designated 10,000 square foot sewage disposal reserve area. For further on the Amended Plat 1 of 2, E.H.K., Jr. 49, Folio 4. Additionally, it has been determined that Baltimore County could not support the position that this area was information regarding these requirements, contact this office at 494-2762. In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) intended to be a 10-foot drainage and utility easement. Therefore, if the sanitary a grading plan shall be approved and a Performance Bond posted prior to issuance of Soil percolation test have been conducted. Revised plans, sewer house connection is desired from Spring Glen Court in the area shown, offsite a grading permit. The number of square feet of land disturbed shall be indicated submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, The proposed entrance needs to be relocated to the rights-of-way must be acquired privately. on the sediment control drawing. east property line. Since this property does have other access to the public sanitary sewer in The Developer shall be responsible to stabilize the sidewalk areas and supporting Public sewers _____, public water ______, must be utilized and/or extended to both Spring Glen Court and Warren Road, public sewer can be made available even if slopes on all road rights-of-way following completion of the initial grading of the a private offsite easement cannot be acquired. boxed-out subgrade. The stabilization shall be accomplished within the nearest serve the property. period of optimum seeding as established in the Baltimore County Sediment Control _____ A Hydrogeological Study and Environmental Effects Report for this subdivision, Permission to connect to the existing public sanitary sewer may be obtained Manual. Minimum acceptable stabilization measures will be as specified in the must be submitted, ___ are not required, ___ is incomplete and must be revised, ___ kas/have been reviewed and approved. from the Department of Permits and Licenses. Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)". A Water Appropriation Permit Application, ____ must be submitted, ____ has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Acting Deputy Director ***** Traffic Engineering Failure by the Developer to accomplish the stabilization as aforementioned will Water Resources Administration as part of the permit process. The Developer has requested, in writing, an exemption of the storm water result in the termination of all processing phases of this development. management requirements for this site. By letter of May 27, 1983 an exemption It is recommended the plan, ____ be approved as submitted, ___ be approved as submitted subject to the following conditions noted: ____ affice we detected. CRM/GMJ/can has been granted based on a new impervious area of less than one-half acre. Any A permanent method for retaining storm water runoff in excess of the original revision to this plan which would increase the impervious area would necessitate runoff based on a 2-year frequency storm must be provided on the site. memo dated Aug 7, 1984 a review of this exemption. Storm water management must comply with the requirements of the 1982 Baltimore It is recommended this plan not be approved at this time. See revisions and/or The Plan is recommended for approval subject to compliance with these County Storm Water Management Policy and Design Manual adopted January 17, 1983. WATER AND SANITARY SEVER COMMENTS: REVISIONS AND/OR COMMENTS: This property is subject to a Water and/or Sewer System Connection Charge based on the size of water meter utilized. EDWARD A. MCDONOUGH, P.E., Chief The total Water and/or Sewer System Connection Charge is determined, and payable, Developers Engineering Division upon application for the pl bing permits. This Charge is in addition to the normal front foot assessment and permit charges. EAM: REC:ss cc: File BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY, MARYLAND Mr. Brooks Stafford COUNTY REVIEW GROUP INTER-OFFICE CORRESPONDENCE Environmental Effects Report COMMENTS ON PROPOSED SUBDIVISION PLANS INTER-OFFICE CORRESPONDENCE BALTIMORE COUNTY DEPARTMENT OF HEALTH Mr. Brooks Stafford, Director Page Two TO__ Environmental Support Services TO Mr. Brooks Stafford August 17, 1983 FROM Skyshanie a. Taylor Waste and Water Quality Management FROM Janice B. Outen Developer and/or Engineer Assoc, Inc. SURJECT ENVIRONMENTAL EFFECTS REPORT Williamsburg Square East SURJECT OFFICE BUILDING - 111 WARREN ROAD CRG MEETING August 9, 1984 10:15 AM CRG MEETING - AUGUST 17, 1983 Watershed No. of Lots Total Acreage Water Sewer C. BEST MANAGEMENT PRACTICES Plan Review Notes I. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped · COMMENTS ARE AS FOLLOWS: Proposed medical office building on 1.06 acres. PLAN REVIEW NOTES Public water and sewer. Soil percolation tests are required; a minimum of two test are required within as soon as possible after final grading and maintained in such condition. This site is located in the Loch Raven Watershed. a designated 10,000 square foot sewage disposal reserve area. For further No wetland soils or streams on site. information regarding these requirements, contact this office at 494-2762. 2. Dirt and debris accumulating on private roads and parking SWM not required by DPW. lots will be removed according to the following schedule: - May through Soil percolation test have been conducted. Revised plans, ____ must be submitted prior to approval of plat. ____ are not required and the plat can be approved as submitted. Contact this office for more complete information, Proposed impervious area: .45 acres, 42% of site. October, concurrent with grass mowing; November through April, monthly. Public water and Public sewer is proposed. Comments 3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used. no streams. The EER is approved, subject to the following conditions. Public sewers _____, public water _____, must be utilized and/or extended to serve the property. 4. Application of fertilizers, herbicides and pesticides The owner agrees, in writing, to comply with the following will not exceed recommendations of the University of Maryland Cooperative A Hydrogeological Study and Environmental Effects Report for this subdivision, Extension Service. must be submitted, ___ are not required, ___ is incomplete and must be revised, ___ has/have been reviewed and approved. A. All areas except that used for buildings, sidewalks no wetlands. and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading 5. Filling will not occur in grassed or lined drainage ditches A Water Appropriation Permit Application, ____ must be submitted, ____ has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with (Describe wetland soils on-site) and maintained in such condition. Water Resources Administration as part of the permit process. B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following is not schedule: May through October, concurrent with grass Storm Water Management mowing; November through April, monthly. It is recommended this plan not be approved at this time. See revisions and/or proposed impervious area. C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds RF'ISIONS AND/OR COMMENTS: RESPONSES The Environmental Effects Report is not approved. In order D. Application of fertilizer, herbicides and pesticides to receive approval, the following checked items/conditions must be met. will not exceed recommendations of the University of Maryland Cooperative Extension Service. The Environmental Effects report is approved, subject to the following checked items/conditions. D. Filling will not occur in grassed or lined drainage No development is allowed in (soil/name & symbol) A revised site plan indicating no development in cc: R. J. Powell

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BALTIMORE COUNTY, MARYLAND	BALTIMORE COUNTY, MARYLAND			data.
TO: Mr. Robert Mortor DATE August 16, 1983		Form 203 9/21/73	BALTIMORE COUNTY	
FROM: Gregory M. Jones	DATE: August 7, 1984	BALTIMORE COUNTY, MARYLAND	BALTIMORE COUNTY FIRE DEPARTMENT IOWSON, MARYLAND 21204-2586 494-4500	
SUBJECT: C.R.G. COMMENTS	SUBJECT: SUBDIVISION REVIEW COMMENTS	DATE: September 15, 1983		
	FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU	SUBJECT: SUBDIVISION REVIEW COMMENTS	PAUL H. REINCKE CHIEF September 27, 1984	
PROJECT NAME Office Building, 111 Warren Road C. P. C. Dray X	Captain Joseph Kelly	FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU	Mr. Arnold Jablon Zoning Commissioner	
PROTECT NUMBER & DECEMBER & DECEM		Captain Joseph Kelly and John Bryan	Office of Planning and Zoning Baltimore County Office Building	
LOCATION S/S Warron Pond W of South Adea Pond	PROJECT NAME Williamsburg Square East PRELIMINARY PLAN		Towson, MD 21204	
B/S WATTER ROLL W. OI SCOTT Addin ROLL RECORD PLAT	S/S of Warren Rd F of W TENTATIVE PLAN	PROJECT NAME: Office Bldg111 Warren Rd PRELIMINARY PLAN:		
	DEVELOPMENT PLAN	PROJECT NUMBER: CRG Agenda 8-17-83 10:30 a.m. TENTATIVE PLAN:	Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee	•
	DISTRICT: 8 FINAL PLAT	LOCATION: S/S warren Rd W. of Scott Adam Rd DEVELOPMENT PLAN:	RE: Property Owner: 111 Partnership	
It is recommended that the entrance be relocated		DISTRICT: District 8 FINAL PLAT:	Location: S/S Warren Road 523.74' N/W from c/l Scott Adam Road	
as close to the east property line as possible, and widened to 35ft.	Comments		Item No.: 69 Zoning Agenda: Meeting of 9/18/84	
	1. Fire flow test is required to be conducted by the Baltimore City Water Dept. on Warren Rd., as close to provide Baltimore City	COMMENTS:	Gentlemen:	Single Control of the
	Water Dept. on Warren Rd., as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.	1. Proposed building must be designed and constructed in accordance with the applicable provisions of the Fire Prevention Code and the NFPA 101 Life	Pursuant to your request, the referenced property has been surveyed by this	
v_{-} // c_{-}			Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.	
Gregory M. Gones	2. Submitted site plan fails to show fire hydrant at 300 feet intervals along an improved road in accordance with Baltimore County Standard Design Manual.	 It is suggested that a public fire hydrant be provided on Warren Road at the driveway entrance to the proposed building. 	(y) 1. Fire hydrants for the referenced property are required and shall be	
Traffic Engineer II GMJ/ccm	i de la companya de	proposed surraing.	located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the	
Grid / CCIII	3. Site plan fails to provide access for fire apparatus. Paved roadway capable of supporting 50,000 lb. fire apparatus shall be provided inside "U" shaped landscaped area.		Department of Public Works.	THE COLUMN TO TH
	4. Buildings shall be dead.		(x) 2. A second means of vehicle access is required for the site. "U" shaped land- scaped area shall have paved road for fire apparatus access.	Section 1
	4. Buildings shall be designed and constructed in accordance with the Fire Prevention Code and the NFPA 101, 1981 Edition Life Safety		() 3. The vehicle dead end condition shown at	
	· ·		EXCEEDS the maximum allowed by the Fire Department.	
			() 4. The site shall be made to comply with all applicable parts of the	
			Fire Prevention Code prior to occupancy or beginning of operation.	
			(χ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection	
			Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.	
			() 6. Site plans are approved, as drawn.	
			() 7. The Fire Prevention Bureau has no comments, at this time.	
			Noted and Septem Millermet	
			Planning Group Approved: Fire Prevention Bureau	
			Special Inspection Division	
			/mb	
DFCEIVER!	-2-			
BALTIMORE COUNTY, MARYLAND	-2-		BALTIMORE COUNTY CEPARTMENT OF BERMITS & INCENSES	
BALTIMORE COUNTY, MARYLAND JUL 2 4 1904 INTER-OFFICE CORRESPONDENCE		BALTIMORE COUNTY, MARYLAND CRC	BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES 10WSON, MARYLAND 21204 494-3610	
BALTIMORE COUNTY, MARYLAND JUL 2 4 1924 INTER-OFFICE CORRESPONDENCE BUREAU OF FUSIC SERVICES		BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE	BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON MARYLAND 21204 494-3610 TED ZALESKI JR DIRECTOR September 20, 1984	
BALTIMORE COUNTY, MARYLAND JUL 2 4 1904 INTER-OFFICE CORRESPONDENCE		BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. Joseph A. Warfield, CRG TO Department of Public Works Date July 29, 1983	BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610 TED ZALESKI, JR. DIRECTOR Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning	
BALTIMORE COUNTY, MARYLAND JUL 2 4 1924 BUREAU OF FUBLIC SERVICE: TO Catherine Warfield, C.R.G. Date July 23, 1984 FROM C. E. Burnham, Chief Buildings Plans Review C > B	Williamsburg Square East (Cent'd.)	BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. Joseph A. Warfield, CRG TO. Department of Public Works Date July 29, 1983 Mr. Charles E. Burnham A. 6 B.	BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610 TED ZALESKI, IR DIRECTOR Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204	
BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE BUREAU OF FUBLIC SERVICES TO Catherine Warfield, C.R.G. Date July 23, 1984 FROM C. E. Burnham, Chief Buildings Plans Review C S B Williamsburg Square East	Williamsburg Square East (Cont'd.) 4. The current codes are B. O. C. A. Basic Building, Mechanical, and Energy Codes 1981 Edition as amended by Bill 1-82 mea 1081 plant.	BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. Joseph A. Warfield, CRG To Department of Public Works Date July 29, 1983 Mr. Charles E. Burnham FROM Plans Review Chief Office Building, 111 Warren Road	DALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610 TED ZALESKI, IR DIRECTOR Hr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Dear Mr. Jablons	
BALTIMORE COUNTY, MARYLAND JUL 2 4 1924 BUREAU OF FUBLIC SERVICE: TO Catherine Warfield, C.R.G. Date July 23, 1984 FROM C. E. Burnham, Chief Buildings Plans Review C > B	Williamsburg Square East (Cont'd.) 4. The current codes are B. O. C. A. Basic Building, Mechanical, and Energy Codes 1981 Edition as amended by Bill 4-82. The 1984 Editions are being revised prior to proposed adoption later this year. If your permit is filed after the 1984 codes are adopted they are	BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. Joseph A. Warfield, CRG TO Department of Public Works Date July 29, 1983 Mr. Charles E. Burnham FROM Plans Review Chief C.S. B.	BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610 TED ZALESKI, IR. DIRECTOR Hr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Dear Hr. Jablon: Commants on Item 69 Zoning Advisory Committee Meeting are as follows: Property Owner: III Partnership	
BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE BUREAU OF FUBLIC SERVICES TO Catherine Warfield, C.R.G. Date July 23, 1984 FROM C. E. Burnham, Chief Buildings Plans Review C S B Williamsburg Square East	Williamsburg Square East (Cont'd.) 4. The current codes are B. O. C. A. Basic Building, Mechanical, and Energy Codes 1981 Edition as amended by Bill 4-82. The 1984 Editions are being revised prior to proposed adoption later this year. If your permit is filed after the 1984 codes are adopted, they will then be required to comply with those Editions as amended. 5. The State Handicapped Code is also known as the Made as New London.	BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. Joseph A. Warfield, CRG To Department of Public Works Date July 29, 1983 Mr. Charles E. Burnham FROM Plans Review Chief Office Building, 111 Warren Road	BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON MARYLAND 21204 494-3610 IED ZALESKI, IR DIRECTOR Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Dear Mr. Jablon: Comments on Item 69 Zoning Advisory Committee Meeting are as follows: Property Owner: III Partnership Locations: S/S Warren Road 523.74 N/W from c/1 Scott Adam Road	
BALTIMORE COUNTY, MARYLAND JUL 2 4 1924 BUREAU OF FUBLIC SERVICES TO Catherine Warfield, C.R.G. Date July 23, 1984 FROM C. F. Burnham, Chief Buildings Plans Review C S Williamsburg Square East SUBJECT Dist. 8 C 3 S/S Warren Road, E. of York Rd. 1. Razing permits are required to remove existing structures. 2. Provide necessary handicapped signs, access, etc., as per State Honding.	Williamsburg Square East (Cont'd.) 4. The current codes are B. O. C. A. Basic Building, Mechanical, and Energy Codes 1981 Edition as amended by Bill 4-82. The 1984 Editions are being revised prior to proposed adoption later this year. If your permit is filed after the 1984 codes are adopted, they will then be required to comply with those Editions as amended. 5. The State Handicapped Code is also known as the "Code of Maryland Regulations". Section 05.01.07 A civilar version.	BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. Joseph A. Warfield, CRG TO. Department of Public Works Mr. Charles E. Burnham FROM Plans Review Chief Office Building, 111 Warren Road SUBJECT. S/S Warren Rd. W. of Scott Adam Rd. District 8C4	BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON MARYLAND 21204 494-3610 IED ZALESKI, IR DIRECTOR Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Dear Mr. Jablon: Comments on Item 69 Zoning Advisory Committee Meeting are as follows: Property Owner: III Partnership Locations: S/S Warren Road 523.74 N/W from c/1 Scott Adam Road	
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BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE BUREAU OF FUBLIC SERVICE TO Catherine Warfield, C.R.G. Date July 23, 1984 FROM C. F. Burnham, Chief Buildings Plans Review C S Williamsburg Square East SUBJECT Dist. 8 9 3 5/8 Warren Road, E. of York Rd. 1. Razing permits are required to remove existing structures. 2. Provide Recessary handicapped signs, access, etc., as per State Handicapped Code. 3. Structures appear to be wood frame possibly type 4B construction; as a business use the area is limited to 7200 sq.ft. unless it is sprinkled or divided into fire areas by 2 hour rated fire walls. It does not appear Section 506.2 would provide any appreciable area increase. Additionally, it may be expedient to firewall the structures into buildings less than 4000 square feet in area per floor—See the attached section of the State Handicapped Code. 06 Interior Access. A. Vertical access shall be provided to all floor levels by ramps or by elevators meeting the requirement of the Color of the State Handicapped Code.	Williamsburg Square East (Cont'd.) 4. The current codes are B. O. C. A. Basic Building, Mechanical, and Energy Codes 1981 Edition as amended by Bill 4-82. The 1984 Editions are being revised prior to proposed adoption later this year. If your permit is filed after the 1984 codes are adopted, they will then be required to comply with those Editions as amended. 5. The State Handicapped Code is also known as the "Code of Maryland Regulations", Section 05.01.07. A similar version is adopted in B. O. C. A. under Section 515. The most stringent applies under Section 101.5. 6. Wo further comments will be made about the structures or their construction at this time. When filing for a permit, a full plans review will be done. Comments at this time are advisory.	BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. Joseph A. Warfield, CRG TO. Department of Public Works Date July 29, 1983 Mr. Charles E. Burnham C. S. FROM Plans Review Chief Office Building, 111 Warren Road SUBJECT S/S Warren Rd, W. of Scott Adam Rd. District 8Ch 1. Ramps shall comply with Table 815, however, no run shall exceed 30'-O without a landing; see diagrams on pages A-1 and A-2 of the State Haudicapped Code. 2. Show curb cuts, also sign locations at each handicapped parking space. 3. Separate permits shall be required for razing of structures and other types of improvements to the property. Call 191-3900 for further info. on permits, fees, etc. 4. A complete review of the structures - architectural, structural and mechanical iteatures will be performed when the structure is submitted for a building permit. Any areas that we find which ampear not to	DALIMORE COUNTY OFFRANCENT OF PERMITS 6 IXENSES JONGSON MARYLAND 21204 494-3010 IED ZAIESKI, R. DIRECTOR Wr. Armold Jablon, Zoning Commissioner Office of Planning and Zoning County Office building Towson, Maryland 21204 Dear Hr. Jablon: Comments on Item # 69 Loning Advisory Committee Meeting are as follows: Property Owner: III Partnership Location: S/S Warren Road 523.7h; N/W from c/l Scott Adam Road Pristing Zoning: Special hearing to determine whether Soc. 500.12 is applicable. Special exception for construction of 15 two story office buildings providing approximately 17,280 sq. ft. of professional office space Acres: 1.111 District: 8th. all in a R.O. zone as a use permitted by Bistrict: 8th. All structures shall conform to the Baltimore County Ballding Code 1981/Council Bill he2 State of Maryland Code for the Eandicapped and Aged; and other applicable Codes. B. A building A other Permit Shall be required be first a permit application. Architect/Depineer seal is/is not required. Econ-reproduced seals and aignatures are required on Plans and Technical Data. D. Commercial: Three sets of construction drawings are required. Econ-reproduced seals and aignatures are required on Plans and Technical Data. D. Commercial: Three sets of construction drawings with a Maryland Bagistared Architect or Expineer shall be required to file a permit application. E. An exterior wall erected within 610 for Commercial uses or 310 for One & Two Penil'y uses cropped on addiscent tool time shall be of one health by of one form of the required to file a permit application.	
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BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE BURENJ OF FUSLIC SERVICE: TO Catherine Warfield, C.R.C. Date July 23, 1984 FROM C. E. Ruther, Chief Buildings Plans Review C S Williansburg Square East SURJECT. Dist. 8 G 3 S/S Narren Road, E. of York Rd. 1. Razing permits are required to remove existing structures. 2. Provide Recessary handicapped signs, access, etc., as per State Hand-capped Code. 3. Structures appear to be wood frame possibly type 18 construction; as a business use the area is limited to 7200 sq.ft. unless it is sprinkled or divided into fire areas by 2 hour rated fire walls. It does not spear Section 506.2 would provide any appreciable area increase. Additionally, it may be expedient to firewall the structures into buildings less than 1600 square feet in area per floor—See the attached section of the State Handicapped Code. .06 Interior Access. A. Vertical access shall be provided to all floor levels by ramps or by elevators meeting the requirements of this Code. Horizontal access to all points on each floor level shall be provided by means of passageways, corridors, and doorways meeting the requirements of \$8610, 612, and 625. A mezzanine, basement, or cellar not used primarily for incidental storage or utilities shall also be considered a floor. Doors into all habitable rooms in units required to be accessible to the handicapped shall have a minimum clear with 16 32 inches	Williamsburg Square East (Cont'd.) 4. The current codes are B. O. C. A. Basic Building, Mechanical, and Energy Codes 1981 Edition as amended by Bill 4-82. The 1984 Editions are being revised prior to proposed adoption later this year. If your permit is filed after the 1984 codes are adopted, they will then be required to comply with those Editions as amended. 5. The State Handicapped Code is also known as the "Code of Maryland Regulations", Section 05.01.07. A similar version is adopted in B. O. C. A. under Section 515. The most stringent applies under Section 101.5. 6. Wo further comments will be made about the structures or their construction at this time. When filing for a permit, a full plans review will be done. Comments at this time are advisory.	INTER-OFFICE CORRESPONDENCE Mr. Joseph A. Warfield, CRG Department of Public Works Mr. Charles E. Burnham FROM Plans Review Chief Office Building, 111 Warren Road SUBJECT. 5/5 Marren Rd. M. of Scott Adam Rd. District 8C4 1. Ramps shall comply with Table 815, however, no run shall exceed 30'-0 without a landing; see diagrams on pages A-1 and A-2 of the State Ha. dicapped Code. 2. Show curb cuts, also sign locations at each handicapped parking space. 3. Separate permits shall be required for razing of structures and other types of improvements to the property. Call 194-3900 for further info. on permits, fees, etc. 4. A complete review of the structures - architectural, structural and mechanical léatures will be performed when the structure is submitted for a building permit. Any areas that we find which appear not to comply with the 1981 B.O.C.A. Basic Building, Mechanical, and Emergy Codes and the State Handicapped Code will be brought to the designer's attention at that time.	DALIMORE COUNTY DEPARTMENT OF FERMING & DECEMBES 1 10 10 10 10 10 10 10 10 10 10 10 10 10	
BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE BUREAJ OF FUSLIC SERVICE TO Catherine Warfield, C.R.C. Date	Williamsburg Square East (Cont'd.) 4. The current codes are B. O. C. A. Basic Building, Mechanical, and Energy Codes 1981 Edition as amended by Bill 4-82. The 1984 Editions are being revised prior to proposed adoption later this year. If your permit is filed after the 1984 codes are adopted, they will then be required to comply with those Editions as amended. 5. The State Handicapped Code is also known as the "Code of Maryland Regulations", Section 05.01.07. A similar version is adopted in B. O. C. A. under Section 515. The most stringent applies under Section 101.5. 6. Wo further comments will be made about the structures or their construction at this time. When filing for a permit, a full plans review will be done. Comments at this time are advisory.	BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. Joseph A. Warfield, CRG Department of Public Works Mr. Charles E. Burnham C. G. Office Building, 111 Warren Road SUBJECT. S/S Warren Rd. W. of Scott Adam Rd. District 8C4 1. Ramps shall comply with Table 815, however, no run shall exceed 30'-0 without a landing; see diagrams on pages A-1 and A-2 of the State Ha.dicapped Code. 2. Show curb cuts, also sign locations at each handicapped parking space. 3. Separate permits shall be required for razing of structures and other types of improvements to the property. Call h9h-3900 for further info. on permits, fees, etc. 4. A complete review of the structures - architectural, structural and mechanical features will be performed when the structure is submitted for a building permit. Any areas that we find which appear not to comply with the 1961 B.O.C.A. Basic Building, Mechanical, and Energy Codes and the State Handicapped Code will be brought to the designer's and the state Handicapped Code will be brought to the designer's and complete code will be brought to the designer's and complete code will be brought to the designer's and complete code will be brought to the designer's and code will be prought t	DALIMONE COUNTY DEPARTMENT OF PERMITS & IKENES 1 DAG-201 ID LAISM. A DRICTOR Nr. Armold Jahlon. Zoning Commissioner Office of Planning and Zoning County Office Building Towen, Maryland 21204 Dear Nr. Jablons Comments on Itsm # 69 Zoning Advisory Committee Meeting are as follows: Property Owner: III Partmership Locations: System Road 523.7% N/W from c/l Scott Adam Road Existing Zoning: R.O. Proposed Zoning: R.O. Proposed Zoning: R.O. Proposed Zoning: System Road 523.7% N/W from c/l Scott Adam Road Existing Zoning: R.O. Proposed Zoning: System Road 523.7% N/W from c/l Scott Adam Road Existing Zoning: R.O. Proposed Zoning: A.O. Proposed Zoning: System Road 523.7% N/W from c/l Scott Adam Road Acres: 1.111 Band Cl parkling space and the Williamsburg Colonial Style townhouses Acres: 1.111 Band Cl parkling space and the Williamsburg Colonial Style townhouses Acres: 1.111 Band Cl parkling space and the Williamsburg Colonial Style townhouses Acres: 1.111 Band Cl parkling space and the Williamsburg Colonial Style townhouses Acres: 1.111 Band Cl parkling space and the Williamsburg Colonial Style townhouses Acres: 1.111 Band Cl parkling space and the Williamsburg Colonial Style townhouses Acres: 1.111 Band Cl parkling space and the Williamsburg Colonial Style townhouses Acres: 1.112 All structures shall confort to the Baltimore County Building Code 1961/Council Bill 1-82 State of Maryland Code for the Eandleapped and Aged; and other applicable. B A building/A other miscellaneous C. Residential: Three sets of construction drawings with a Maryland Bagistered Architect or Engineer shall be required to file a parkli application. E. An exterior will erected within 600 for Cownercial uses or 300 for One & Two Funity use group. of an adjacent lot line shall be of one hour fire -switzive construction, no copanings paralited within 100 of lot lines. A firewall is required to construction is on the lot lines, see Table LOI, line -switzive construction, and these required see of drawines indicat	
BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE BUREAU OF FUSIC SERVICE: TO Catherine Warfield, C.R.G. Date. July 23, 1984 FROM. C. E. Burtham, Chief Buildings Plans Review & S Williamsburg Square East SUBJECT. Dist. 8 C. 1 S/S Warren Road, E. of York Rd. 1. Razing permits are required to remove existing structures. 2. Provide Recessary handicapped signs, access, etc., as per State Handicapped Code. 3. Structures appear to be wood frame possibly type hB construction; as a business use the area is limited to 7200 sq.ft. unless it is sprinkled or divided into fire areas by 2 hour mated fire walls. It does not appear Section 506.2 would provide any appreciable area increase. Additionally, it may be expedient to firewall the structures into buildings less than 4000 square feet in area per floor—See the attached section of the State Handicapped Code. 0.6 Interior Access. A. Vertical access shall be provided to all floor levels by ramps or by elevators meeting the requirements of this Code. Horizontal access to all points on each floor level shall be provided by means of passageway, corridors, and doorways meeting the requirements of \$8510, 612, and 625. A mezzanine, basement, or cellar not used primarily for incidental storage or utilities shall also be considered a floor. Doors into all habitable rooms in units required to be accessible to the handicapped shall have a minimum clear width of 32 inches. B. All open stairwells, stairwell doors, and exit doors shall be made recombined for the blind by use of contrasting floor surface textures or other approved means. Textured door handles, push hars, or door knobs are not acceptable for the standards, push hars, or door knobs are not acceptable for the standards, push hars, or door	Williamsburg Square East (Cont'd.) 4. The current codes are B. O. C. A. Basic Building, Mechanical, and Energy Codes 1981 Edition as amended by Bill 4-82. The 1984 Editions are being revised prior to proposed adoption later this year. If your permit is filed after the 1984 codes are adopted, they will then be required to comply with those Editions as amended. 5. The State Handicapped Code is also known as the "Code of Maryland Regulations", Section 05.01.07. A similar version is adopted in B. O. C. A. under Section 515. The most stringent applies under Section 101.5. 6. Wo further comments will be made about the structures or their construction at this time. When filing for a permit, a full plans review will be done. Comments at this time are advisory.	INTER-OFFICE CORRESPONDENCE Mr. Joseph A. Warfield, CRG Department of Public Works Mr. Charles E. Burnham FROM Plans Review Chief Office Building, 111 Warren Road SUBJECT. 5/5 Marren Rd. M. of Scott Adam Rd. District 8C4 1. Ramps shall comply with Table 815, however, no run shall exceed 30'-0 without a landing; see diagrams on pages A-1 and A-2 of the State Ha. dicapped Code. 2. Show curb cuts, also sign locations at each handicapped parking space. 3. Separate permits shall be required for razing of structures and other types of improvements to the property. Call 194-3900 for further info. on permits, fees, etc. 4. A complete review of the structures - architectural, structural and mechanical léatures will be performed when the structure is submitted for a building permit. Any areas that we find which appear not to comply with the 1981 B.O.C.A. Basic Building, Mechanical, and Emergy Codes and the State Handicapped Code will be brought to the designer's attention at that time.	DALIMONE COUNTY DEARMENT OF PERMITS & INCRESS 10 CONSON MARYLAND 2:204 Mr. Armold Jablon, Zoning Commissioner Office of Flamming and Zoning County Office Building Property Owner: III Partnership Location: Sys Warren Road 523.74; N/w from c/l Scott Adam Road Existing Zoning: Special hearing to determine whether Soc. 500.12 is applicable. Special exception for construction of 15 two story office buildings providing approximately 17,200 sg. ft. of professional office space Acres: 1,111 and 61 parking spaces all in will imamburg colonial Style townholmes Acres: 1,111 Bistrict: All structures shall conform to the Baltimore County Building Code 1961/Council Bill 1-82 State of Maryland Code for the Eardicapped and Aged; and other applicable: All structures shall conform to the Baltimore County Building Code 1961/Council Bill 1-82 State of Maryland Code for the Eardicapped and Aged; and other applicable Codes. A building/ E. other.	
BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE BURLY 05 FUGLIC SERVICE TO Catherine Warfield, C.R.C. Date. July 23, 1984. FROM. C. E. Burnham, Chief Buildings Plans Review C S Williamsburg Square East SUBJECT. Dist. 8 U. 1. S/S Warren Road, E. of York Rd. 1. Razing permits are required to remove existing structures. 2. Provide Recessary handicapped signs, access, etc., as per State Handicapped Code. 3. Structures appear to be wood frame possibly type lip construction; as a business use the area is limited to 7200 sq.ft. unless it is sprinkled or divided into fire areas by 2 hour rated fire walls. It does not appear Section 506.2 would provide any appreclable area increase. Additionally, it may be expedient to firewall the structures into buildings less than 1600 square feet in area per floor—See the attached section of the State Handicapped Code. OB Interior Access. A. 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Proposed Zoning: Sow Narren Road 523,71, N/N from c/l Scott Adam Road Existing Zoning: R.O. Proposed Zoning: Sow Narren Road 523,71, N/N from c/l Scott Adam Road Existing Zoning: R.O. Proposed Zoning: Sow Later Information of 15 two story Office buildings packet all in Mildings buy the try Office buildings packet all in Milding Code 1981/Council Style townhouses Acres: 1,111 Ind of Darking spaces all in Milding Code 1981/Council Elil led State of Partial Code for the Manileapped and Aged; and other applic all I structures shall conform to the Baltimore County Elilidad Code 1981/Council Elil led State of Partial Code for the Manileapped and Aged; and other applic Collins of A building A content of Commission Armings are required to file a parall sould Codes. If a building A content of Commission Armings are required to file a parall sould codes. December 1. These sets of commission for required to fore-produced seals and signatures are required on Plans and Teomical Data. 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BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE SUREAU OF FUSIC SERVICES TO Gatherine Warfield, C.R.G. Date July 23, 1981. FROM. C. E. Buynhaw, Chief Pulldings Plans Review C S Williamsburg Square East SUBJECT. Pist. 8. C. 3. S/S Marren Road, E. of York Rd. 1. Razing permits are required to remove existing structures. 2. Provide Becessary handicapped signs, access, etc., as per State Handicapped Code. 3. Structures appear to be wood frame possibly type 4B construction; as a business use the area is limited to 7200 sq.ft. unless of the spear Section 506.2 would provide any appreciable area increase, Additionally, it may be expedient to rirewall the structures into buildings less than 1000 square feet in area per floor—See the attached section of the State Handicapped Code. 06 Interior Access. A. Vertical access shall be provided to all floor levels by ramps or by elevators meeting the requirements of this Code. Horizontal access to all points on each floor level shall be provided by means of \$5610, 612, and 625 A medicapped Code. 08 Interior Access. A. Vertical access shall be provided to all floor levels by ramps or by elevators meeting the requirements of this Code. Horizontal access to all points on each floor level shall be provided by means of \$5610, 612, and 625 A medicapped shall have a minimum clear width of 32 inches. B. All open stativells, stairwell doors, and equivered to be accessible to the handicapped shall have a minimum clear width of 32 inches. B. All open stativells, stairwell doors, and equiverents of Sec. Sci. Sci. Sci. Sci. Sci. Sci. Sci. Sc	Williamsburg Square East (Cont'd.) 4. The current codes are B. O. C. A. Basic Building, Mechanical, and Energy Codes 1981 Edition as amended by Bill 4-82. The 1984 Editions are being revised prior to proposed adoption later this year. If your permit is filed after the 1984 codes are adopted, they will then be required to comply with those Editions as amended. 5. The State Handicapped Code is also known as the "Code of Maryland Regulations", Section 05.01.07. A similar version is adopted in B. O. C. A. under Section 515. The most stringent applies under Section 101.5. 6. Wo further comments will be made about the structures or their construction at this time. When filing for a permit, a full plans review will be done. Comments at this time are advisory.	INTER-OFFICE CORRESPONDENCE Mr. Joseph A. Warfield, CRG Department of Public Works Mr. Charles E. Burnham FROM Plans Review Chief Office Building, 111 Warren Road SUBJECT. 5/5 Marren Rd. M. of Scott Adam Rd. District 8C4 1. Ramps shall comply with Table 815, however, no run shall exceed 30'-0 without a landing; see diagrams on pages A-1 and A-2 of the State Ha. dicapped Code. 2. Show curb cuts, also sign locations at each handicapped parking space. 3. Separate permits shall be required for razing of structures and other types of improvements to the property. Call 194-3900 for further info. on permits, fees, etc. 4. A complete review of the structures - architectural, structural and mechanical léatures will be performed when the structure is submitted for a building permit. Any areas that we find which appear not to comply with the 1981 B.O.C.A. Basic Building, Mechanical, and Emergy Codes and the State Handicapped Code will be brought to the designer's attention at that time.	DALIMORE COUNTY OBTAINMENT OF PERMITS & DECEMBE AND AMOVEMENT OF PERMITS & DECEMBE DECEMBER OF PERMITS & DECEMBER DIRECTOR Rr. Armold Jablon, Joning Commissioner Office of Planning and Zoning County Office building December 7. Jablon December 7. Jablon Commants on Item # 69 Zoning Advisory Committee Neeting are as follows: Proposed Zoning: S/S Warren Road 523.7h; N/W from c/l Scott Adam Road Risking Zoning: R.O. Proposed Zoning: Special hearing to determine whether Soc. 500.12 is applicable. Special exception for construction of 15 two story office buildings providing approximately 17,280 ag. ft. of profesional office space for an office pages and of parking spaces all in Milliamsburg Colonial Style townhouses halt an a R.O. Sone as a use permitted by the interest and of parking spaces all in a R.O. Sone as a use permitted by the interest of the parking spaces all in a R.O. Sone as a use permitted by the interest of the parking spaces all in a R.O. Sone as a use permitted by the interest of the parking spaces and in a Revision County Building Code is placetom. December 1 in a R.O. Sone as a use permitted by the interest of the parking of the	
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INTER-OFFICE CORRESPONDENCE BURLY OF FUSILIC SERVICE TO Catherine Warfield, C.R.G. Date July 23, 1984. FROM C.E.F. Rumber, Chief Buildings Plans Review C.S. Williamsburg Square East SUBJECT Dist. 8. G. 3. S.S. Warren Road, E. of York Rd. 1. Razing permits are required to remove existing structures. 2. Provide Recessary handicapped signs, access, etc., as per State Handicapped Code. 3. Structures appear to be wood frame possibly type LB construction; as a business use the area is limited to 7200 sq.ft. unless it is sprinkled or divided into fire areas by 2 hour rated fire walls. It does not suppear Jection 506.2 would provide any appreciable area increase. Additionally, it may be expedient to firewall the structures into buildings less than LOO square feet in area per floor—See the attached section of the State Handicapped Code. 0.6 Interior Access. A. Vertical access shall be provided to all floor levels by ramps or by elevators meeting the requirements of this Code. Horizontal access to all points on each floor level shall be predicted by means of passageways, corridors, and doorways meeting the requirements of \$6010, 612, and 625. A merzanine, basement, or collustrements of 56010, 612, and 625. A merzanine basement, or collustrements of floor. Doors into all habitable rooms in units required to be accessible to the handicapped shall have a minimum clear viction of surface textures or other approved means. Fextured door handles, springer textures or other approved means. Fextured door handles, springer textures or other approved means. Fextured door handles, springer textures or other approved means. Fextured door handles, springer textures or other approved means. Fextured door handles, springer textures or other approved means. Fextured door handles, springer textures or other approved means. Fextured door handles, springer textures or other approved means. Fextured door handles, springer textures or other approved means. Fextured door handles, springer textures or other approved means. Fextured doo	Williamsburg Square East (Cont'd.) 4. The current codes are B. O. C. A. Basic Building, Mechanical, and Energy Codes 1981 Edition as amended by Bill 4-82. The 1984 Editions are being revised prior to proposed adoption later this year. If your permit is filed after the 1984 codes are adopted, they will then be required to comply with those Editions as amended. 5. The State Handicapped Code is also known as the "Code of Maryland Regulations", Section 05.01.07. A similar version is adopted in B. O. C. A. under Section 515. The most stringent applies under Section 101.5. 6. Wo further comments will be made about the structures or their construction at this time. When filing for a permit, a full plans review will be done. Comments at this time are advisory.	BALTIMORE COUNTY, MARYLAND Mr. Joseph A. Warfield, CRG TO. Bepartment of Public Yorks. Mr. Charles E. Burmhan C. S. FROM. Flant Review Chief. Office Building, 111 Warren Road SUBJECT. 3/5 Marren Ro. 1. St.	DALIMONE COUNTY 17.29 OFBRINGS GENERALS & INCRESS 10.700. MANVIANO 21204 110 LAISO, A DESCION The Arnold Jablom, Soning Commissioners Office of Flaming and Zoning Commissioners Description for commissioners Dalisting Zoning: R.O. Proposed Zoning: Special hearing to determine whether Soc. 500.12 is applicable. Special exception for construction of 15 two story office buildings Extensed Zoning: Special hearing to determine whether Soc. 500.12 is applicable. Special exception for construction of 15 two story office buildings Extensed Zoning: Special hearing to determine whether Soc. 500.12 is applicable. All is structures shall conform to the Paltimore County Building Code 1981/Commit All is tructures shall conform to the Baltimore County Building Code 1981/Commit All is tructures shall conform to the Baltimore County Building Code 1981/Commit All is tructures shall conform to the Baltimore County Building Code 1981/Commit All is tructures shall conform to the Baltimore County Building Code 1981/Commit All is tructures shall conform to the Baltimore County Building Code 1981/Commit All is tructures shall be office of the Enableopyed and Ageds and other application. C. Residential: Three sets of construction fravilege with a Navyland Registered Architect or Engineers shall be required to file a permit application, and signatures are required on Flams and Twomings with a Revenity and Registered Architect or Engineers shall be required to file a permit application, and three required and the second and the	
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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Catherine Warfield, C. R. G. Date___February_13__1984_

FROM Charles E. Burnham, Chief, Building Plans Review C. E. B.

SUBJECT. Williamsburg Square, District 3 C2 S/S Warren Road East of Reisterstown Road

1) Razing permits are required for razing of existing structures.

2) Separate permits are required for various improvements to property such as grading, paving, building, etc., etc. A list may be obtained in room #100 - ask for a fee schedule.

3) If the buildings are for rent as separate offices ("B" use"), each tenant is required to be provided with a one hour separation between the adjoining tenant and himself. Each tenant shall be provided with approved exits independent of the adjoining tenants space as per Bill #4-82.

4) Unless each occupant is provided with two approved exits from each level, the building shall be made to comply with Table 809.3 Single Unit construction and its limitations.

5) If the units are for sale they would be considered condominiums unless there are property lines and fire walls established according to Code. Condos of course are required to be so recorded under State Law. We would require the structures to comply with the construction requirements of "B" use as indicated in Article 3 of the Building Code and Bill #4-82.

6) It shall be the designers responsibility to establish how the building complies to the height and area requirements, the use group requirements. the required fire separation and exit requirements and other applicable Sections of Code in Table 303.2.

7) The Plans, Plans Review Data Sheets and any required Engineering or technical data shall be signed and sealed by a registered in Maryland Architect and/or Engineer.

8) Access by the Handicapped will be required as each level is over 4000 square feet and there are no indications of fire walls to classify the structure as separate buildings under the Building Code.

9) Any open space used in descriptining the height and area by using perimeter mark up is required to be accessible by an 18'-0 fire lane, as per Article 5.

CEB/vw

Copy: Nicholas Commodari, Zoning

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

November 27, 1984

Mr. Arnold Jablon, Zoning Commissions: Office of Planning and Zoning County Office Building

Towson, Maryland 21204

Comments on Item # 69 / Zoning Advisory Committee Meeting are as follows: III Partnership S/S Warren Road 523.74' N/W from c/l Scott Adam Road Proposed Zoning: Special hearing to determine whether Sec. 500.12 is applicable.

Special exception for construction of 15 two story office building District:

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other appli-

B. A building/_____permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group.of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, turn the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401. - See Attached sheet.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be comstrued as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

November 27, 1984

TED ZALESKI, JR. DIRECTOR

ITEM #69 Revised

Comments

1) Any building exceeding 4,000 square feet in floor area requires interior access (elevator). This project is identified as a two story office building with a first floor area of 8,640 square feet and a second floor area also 8,640 square feet.

2) A waiver from State law can only be granted by the State. It is normally only granted on existing buildings where it is impossible to comply. Please advise as a building permit will not be released until the problem is resolved.

Sharks & Sumbo

WHITEFORD, Taylor, Preston, Trimble & Johnston 2000 FIRST MARYLAND BUILDING

*BARNET D. SKOLNIK READ KEMP MCCAFFRE JOHN A. HAYDEN. M RICHARD J. MAGID WARD S. COE, M WILBUR D. PRESTON, JR. ERNEST C.TRIMBLE EDWARD A.JOHNSTON GEOPGE D. SOLTER M. NATALLE MCSHERRY GEORGE J. BACHRACH CARL S. SILVERMAN DALE B. GARBUTT ALFRED L.SCANLAN, JR PAUL W. MADGEN GERSON B. MEHLMAN PRISCILLA C.CASKEY GEORGE M.CHURCH

"FEDERAL AND D. C. ONLY

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Tod

25 SOUTH CHARLES STREET BALTIMORE, MARYLAND 21201-3391 301 752-0987

ALAND BUILDING

ARLES STREET

YLAND 21201-3391

52-0987

JAMES C.HOLMAN
BARBARA H.LEVINE
EILEEN C. SWEENEY
JAMES R.CHABON
DAVID M.ABRAMSON
HARRY S.JOHNBON
WILLIAM F. RYAN.JR.
EOWARD F. HOUFF
STEVEN I. BATOFF
THOMAS P. KIMMITT, JR.
DONNA M. SILLS
GERARD P. SUNDERLAND
JAMES F. ROSNER
JOHNSTON CHERRY
AND MEZZANOTTE, JR.
CARL R.GOLD
CARL R.GOLD
AMEET J. MEZZANOTTE, JR.
CARL R.GOLD
AMES T. AGBIN RAGE WEST
ROSHIN RAGE WEST
ANN MACHELLE
SUSAN ROBINSON CHERRY
ANN MACHELLE
MARC SELDIN ROSEN
CHRISTOPHER S. LAMBERT
ROBERT C. LITTLE
OF COUNSEL
W. MAMILTON WHITEFORD

Mr. Arnold Jablons Zoning Commissioner of Baltimore County Room 106 County Office Building Towson, Maryland 21204

> RE: Addition for Special Exception Southside of Warren Road, 523.74 feet Northwest of the center line of Scott Adam Road -8th Election District -111 Warren Road

Dear Mr. Jablons:

Our client, Benjamin Blum, contract purchaser of the above-captioned property is submitting herewich his Petition for Special Exception on the property. We obtained CRG approval of this project on Thursday, August 9, 1984 and thus much of the agency review required for this Petition has been accumulated and satisfied.

We would like to have a hearing set for this matter at the earliest possible date and would appreciate hearing from an associate in your office as to when this matter might be set for hearing.

I am also enclosing with our Petition and attachments a copy of the July 2, 1984 letter which Benjamin Blum had previously sent to you concerning his request for the processing of this Petition.

Thank you for your attention to these matters.

Very truly yours,

Priscilla C. Caskey

cc: Benjamin H. Blum

13 KEYSER WOODS COURT ■ BALTIMORE, MD. 21208 ■ (301) 484-2419



Arnold Jablons

Zoning Commissioner o Baltimore County Towson, Maryland

Dear Sir:

As per your resuest at our meeting last week, the differences between our plan for 111 Warren Road and that of the 111 Partnership are as follows: The 111 Partnership proposed a single building of a very contemporary nature with parking around the perimeter and in the rear. The building was not really compatable with the existing townhouses. We are proposing to build a colonial square of townhouse offices that would blend perfectly with the existing homes, indeed, unless you took a long look one would think they were another group of residences.

At your request I am enclosing the letter from Mrs. Jung to the 111 Partnership denying the petition.

I wish to thank you in advance for your courtesy and will await your call.

BROOKWOOD HOMES. INC.

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

November 15, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #69 (1984-1985) Property Owner: 111 Partnership S/S Warren Rd. 523.74' N/W from centerline Scott Adam Rd. Acres: 1.111 District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the subject zoning item.

General Comments:

There was no plan submitted for this item; however, this site is being processed as a County Review Group project, known as Williamsburg Square East, Project No. 84171. Comments prepared for the County Review Group, dated August 7, 1984, are applicable to this item.

JAM:EAM:REC:ss

ONE ELEVEN PARTNERSHIP. Petitioner :::::::

PETITION FOR SPECIAL HEARING S/S of Warren Rd., 523,74'

NW of the Centerline of Scott

Adam Rd. (111 Warren Rd.),

8th District

ENTRY OF APPEARANCE

RF: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

OF BALTIMORE COUNTY

: Case No. 85-168-XSPH

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HFREBY CERTIFY that on this 13th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Priscilla C. Caskey, Attorney, 25 S. Charles St., Suite 2000, Baltimore, MD 21201, Attorney for Petitioner; S. Leonard Rottman, Esquire, 36 S. Charles St., Suite 1808, Baltimore, MD 21201, who requested notification; and Mr. Benjamin H. Blum, 13 Keyser Wood Ct., Baltimore, MD 21208, Contract Purchaser.

Maryland Department of Transportation

September 24, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 9-18-84 ITEM: #69. Property Owner: 111

Partnership Location: S/S Warren Road Route 143, 523.74° N/W from c/l Scott Adam Road Existing Zoning: R.O. Proposed Zoning: Special Hearing to determine whether Sec. 500.12 is applicable. Special Exception for construction of 15 two story office buildings providing approximately 17,280 sq. ft. of professional office space and 61 parking spaces all in Williamsburg Colonial style townhouses all in a R.O. zone as a use permitted by Special Exception.

Dear Mr. Jablon:

Attached for your use and review are comments to the Baltimore County (CRG) Meeting of 7-27-84.

Very truly yours, Charles Lee, Chief

CL:GW:maw cc: Mr. J. Ogle

Bureau of Engr. Access Permits

Acres: 1.111

District: 8th

Taletypewriter for Impaired Hearing or Speech By George Wittman imore Metro — 565-0451 D.C. Metro — 1-800-492-5082 Statewide Toll Free Wittman P.O. Box 717 / 707 North Calvert St., Baitimore, Muryland 21203 - 0717

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November 15, 1984 Priscilla C. Caskey, Esquire 25 South Charles Street Suite 2000 Baltimore, Maryland 21201 NOTICE OF HEARING Petition for Special Hearing S/S Warren Road, 523.74 feet NW of Scott Adam Rd. (111 Warren Road) One Eleven Partnership - Petitioner TIME: 11:30 a.m. DATE: December 17, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland cc: Mr. Benjamin H. Blum 13 Keyser Wood Court Baltimore, Maryland 21208 One Eleven Partnership c/o Mr. Michael A. Balenson Cranbrock Medical Center 10402 Ridgeland Road Cockeysville, Maryland 21030 S. Leonard Rottman, Esquire 36 South Charles Street Zoning Commissioner County BALTIMORE COUNTY, MARYLAND No. 133261 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 9.6.84 ACCOUNT R.01-615.000 FOR: Film tee on ion 69 111 Holdes 8 122*****2000014 8074F MICROFILMED VALIDATION OR SIGNATURE OF CASHIER

SPECIAL HEARING CATE OF PUBLICATION 8th E'ection District OCATION: South side of Warran Road, 523 7/ feet Northwest of centerins of Scott Adem Road (111 Warren Road) DATE AND TIME: Monday, December 17, 1984 at 11:30 a.m.
PUBLIC HEARING: Room 108, County Office
Building, 111 West Chesapsake Avenue,
Toward, Meryland The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore, County, will hold a public hearing: Petition for Special Exception for construction of
Western for Special Exception for construction of
Western (16) two (2) story office buildings providing
approximately 17,880 square feet of professional
office space and 61 perting spaces all in
Williamsburg Colonial style trainfocuse all an a
R-0 zone as a use permitted by Spaceal Exception; and, Petition for Special Hearing under Section 500.7 of the "faithnore County Zoning
Regulations, to determine whether or not the
Zoning Commissioner and/or Deputy Zoning
Commissioner should determine whether Section
500.12 is applicable. THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md. once a week for _____ consecutive weeks, the first publication appearing on the 2844 day of Being the property of One Eleven Partnership, a shown on life plet filed with the Zoning Office. In the event that these Patrions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commis-sioner will, however, entertain any request for a stay of the securice of and permit during this The TOWSON TIMES he received in writing by the date of the hearing ant above or made at the hearing. Cost of Advertisement: \$33.92 BY ORDER OF ARNOLD JABLON ZONING COMMISSION OF BALTIMORE COUN PETITIONS FOE SPECIAL
EXCEPTION AND
SPECIAL HEABING
Sth Plectics District

LOCATION: Bouth side of Warren Road, 528.74 feet Northwest of centerline of Scott Adam Road (111 War-ren Road) DATE AND TIME: Monday, December 17, 1894 at 11:30 CERTIFICATE OF PUBLICATION a m. UBLIC HEARING: Room November 29 , 19 84 TOWSON, MD., 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland THIS IS TO CERTIFY, that the annexed advertisement was The Zoning Commissioner Baltimore County, by authority of the Zoning Act and Regu-lations of Baltimore County, will hold a public hearing:

Petition for Special English too for construction of fifteen (15) two (2) stry office buildpublished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 29 19 84 (15) two (2) stery office buildings providing approximately.
17,260 square feet of professional office space and 61 parking spaces all in Willismsburg Colonial style townhouses all in a R-O sone as a use permitted by Special Exception; and, Potition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should determine whether Section 500.12 is applicable.

Being the property of One Eleven Partnership, as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are granted, a building permit may be lesued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this

THE JEFFERSONIAN.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, LARYLAND 21204
494-3353 ARNOLD JABLON ZONING COMMISSIONER December 10, 1984 Priscilla C. Caskey, Esquire 25 South Charles Street Suite 2000 Baltimore, Maryland 21201 RE: Petition for Special Hearing S/S Warren Rd., 523.74' NW of Scott Adam Rd. (111 Warren Rd.) One Eleven Partnership - Petitioner Case no. 85-168-XSPH Ms. Caskey: This is to advise you that \$69.92 is due for advertising and posting This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing. Please make the check payable to Baltimore County, Maryland, and om 113, County Office Building, BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 12-17-24 121-615-600 OLD JABLON AMOUNT \$ 67.90 ing Commissioner RECEIVED Diso Kewood Mat. Co. S. Leonard Rottman, Esquire Many Postera - 85-168. XSPH 36 South Charles Street One Elever Miller Baltimore, MD 21201 C usca*****\$53214 2174F VALIDATION OR SIGNATURE OF CASHIER TUHUZ Kidgeland Koad Cockeysville, MD 21030 MICROFILLED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 85-168-X5PH 11:20 A.M Posted for: Special Exception for Office Place in Re some Date of Posting 11/23/84 Petitioner: Ona Eleven Partnershie Location of property: 5/5 Warren Rd, 573.74 NW OF Scott Islam Rd 111 Worrow Rd 21030 Location of Signs: 1- 519 7. Essirie Worren Rd, approx & Fr. Tuedway. 1- Size of reer of politices property fories partiers area Posted by ________ Date of return: 11/30/84 MIGROTUNED

W. DUVALL & ASSOCIATES

Engineers / Land Planning Consultants

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION 111 WARREN ROAD

Beginning for the same on the south right of way line of Warren Road, approximately 38 feet wide, at a point distant North 77°16' West 523.74 feet from the centerline of Scott Adam Road where it intersects the south side of said Warren Road, and running thence, with and binding on Warren Road, North 77º16' West 200 feet to the east side of Sheffield Lane, a private road 30 feet wide, and running thence and binding thereon, South 12°44' West 242 feet, thence leaving said Lane, and running, South 77°16' East 200 feet, North 12044' East 242 feet to the place of beginning.

Containing 48,400 square feet or 1.111 acres of land more or



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PETITIONS FOR SPECIAL EXCEPTION SPECIAL HEARING

Cost of Advertising

8th Election District LOCATION: South side of Warren Road, 523.74 feet Northwest of centerline of Scott Adam Road (111 Warren Road)

DATE AND TIME: Monday, December 17, 1984 at 11:30 a.m.

ance of said permit during this period for good cause shown Such request must be received

in writing by the date of the hearing set above or made at

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for construction of fifteen (15) two (2) story office buildings providing approximately 17,280 square feet of professional office space and 61 parking spaces all in Williamsburg Colonial style townhouses all in a R-O zone as a use permitted by Special Exception; and, Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should determine whether Section 500.12 is applicable.

Being the property of One Eleven Partnership plan filed with the Zoning Office. , as shown on plat

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. the Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

IN RE: PETITIONS SPECIAL EXCEPTION BEFORE THE AND SPECIAL HEARING S/S of Warren Road, 523.74' ZONING COMMISSIONER NW of Scott Adam Road (111 Warren Road) - 8th OF BALTIMORE COUNTY Election District Case No. 85-168-XSPH One Eleven Partnership, FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for Class B office buildings in an R-O Zone, as more particularly described on Petitioner's Exhibit 1, and a special hearing interpretation of Section 500.12, Baltimore County Zoning Regulations (BCZR).

The Petitioner, by its Contract Purchaser, Benjamin H. Blum, principal managing partner of Brookwood Management Company, appeared and testified and was represented by Counsel. Leonard Bohager, a registered property line surveyor, testified on behalf of the Petitioner. Donald Rock, a neighbor and secretary to the Hunt Meadow Community Association, Inc., appeared and testified on behalf of the association in favor of the proposed project. There were no Protestants.

Testimony indicated that the subject property, zoned R-O, was previously denied a special exception for a Class B office building on February 29, 1984, Mase No. 84-124-X. Therefore, the first issue that must be decided in the in-Start case is whether another special exception can be accepted for filing within 154 months from that denial order. The Petitioner proposes to construct 15 two-story office buildings totaling

(CRG) approved the plan on August 9, 1984, and the association and the developer have agreed to certain conditons as set forth in Petitioner's Exhibit 2.

Case No. 84-124-X, petitioned for by a different property owner, was for a single office building, wherein it was determined that the proposed use would not be compatible with the community. This proposal is totally different. After entering into a contract of sale for the property, Mr. Blum immediately began to work with the community, particularly with the association, to design a concept that would satisfy its concerns. Mr. Rock testified that the plan proposed here is the satisfactory result.

Section 500.12 limits the authority of the Zoning Commissioner to accept for filing any other special exception petition with respect to the same property until at least 18 months have elapsed from the date of the final order denying the previous petition. The purpose of this regulation is to prohibit an applicant from subjecting residents of the area from the burden of having to protest a series of repetitious applications. Stephens v. Montgomery County, 248 Md. 256.

In Tyrie v. Baltimore Co., 215 Md. 135 (1957), the Court interpreted the then Section 500.12 as providing for "a period of repose", which appeared to mean a time to avoid or reduce repetitive petitions, to permit adequate time for a change to occur, and to avoid and/or reduce harassment to protestants.

The original language of the regulation as interpreted in Tyrie is signify-Reantly different from its present form. The 1955 language stated: "No new pestight for reclassification or special exception shall be entertained... The aw was repealed and reenacted in 1959, and although there were differ-

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